



FOR SALE

£270,000

21 Shelford Road, Milton,
Southsea, PO4 8NT.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This extended two bedroom, bay & forecourt property, situated in a popular residential area of Milton, is conveniently located close to local amenities and could make for an ideal first-time purchase. Positioned on Shelford Road, the home offers well-proportioned accommodation throughout, alongside a stylish open-plan layout perfect for modern living. Upon entering, the property provides a bright and spacious living room, enhanced by a large bay window and feature fireplace, creating a warm and welcoming main living space. There is also a useful hallway area providing additional storage before leading through to the heart of the home — a spacious open-plan kitchen/dining area. With ample cupboard and worktop space, this is a fantastic area for both everyday living and entertaining guests. The kitchen flows seamlessly through to the rear west-facing garden, which has been designed for low maintenance and enjoys plenty of afternoon and evening sun. To the rear of the garden is a substantial brick-built store/workshop, offering excellent additional storage or potential workspace, with the added benefit of rear pedestrian access. The first floor then provides two generous double bedrooms, both bright, spacious and well-presented, alongside a stylish modern fitted bathroom suite accessed off the landing. In our opinion, this is a fantastic opportunity for buyers looking for a well-presented home in a sought-after location, and we highly recommend an internal viewing to fully appreciate everything the property has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

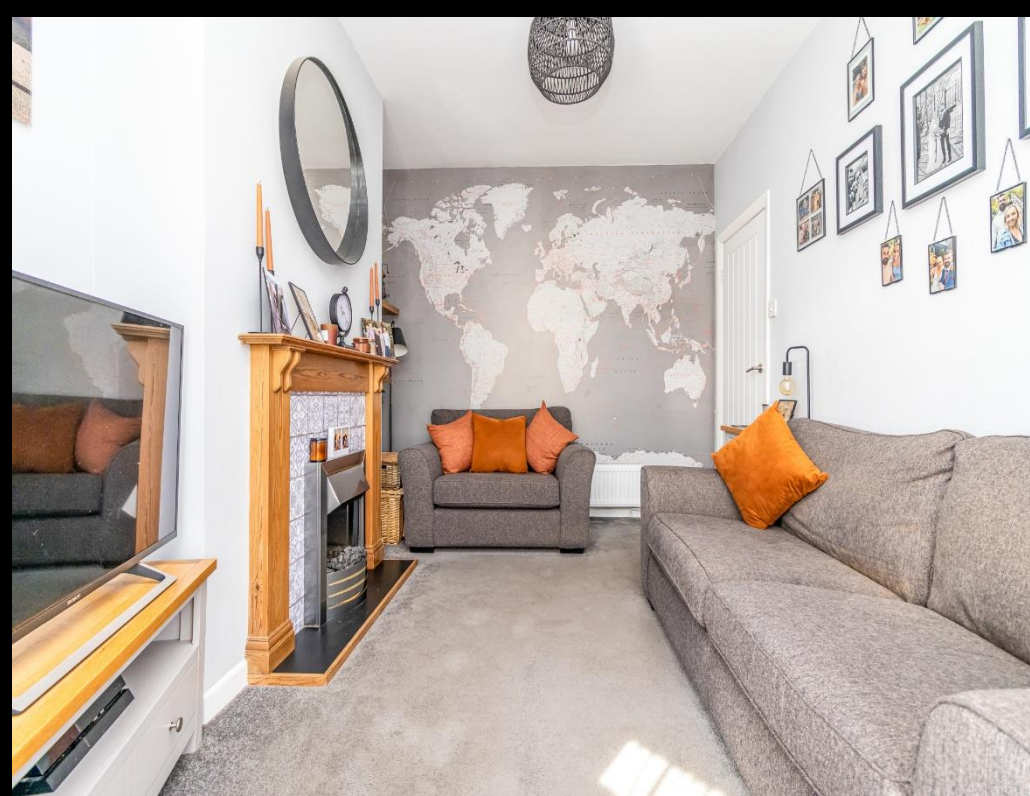
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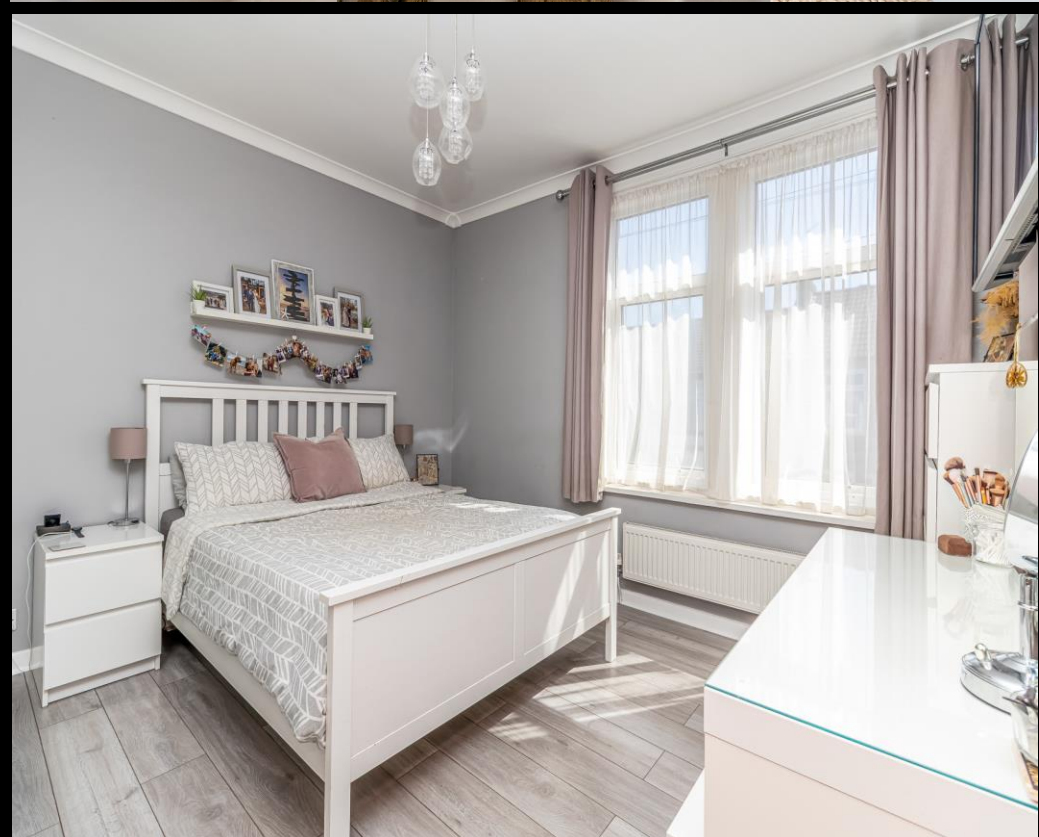
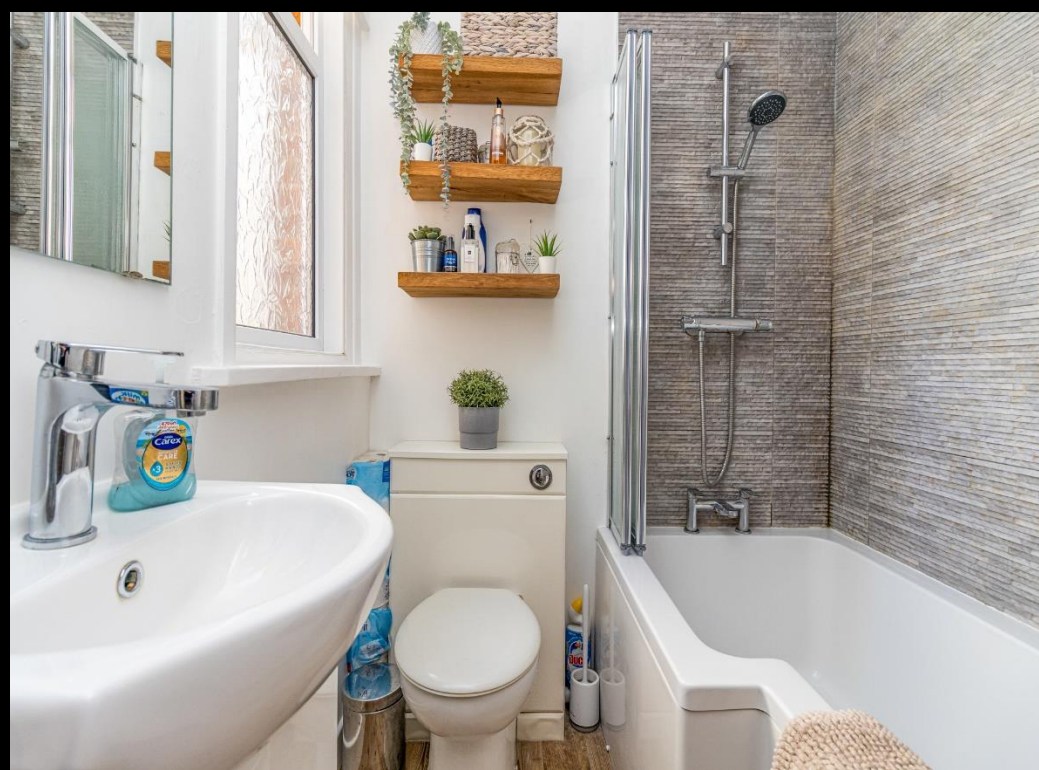
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



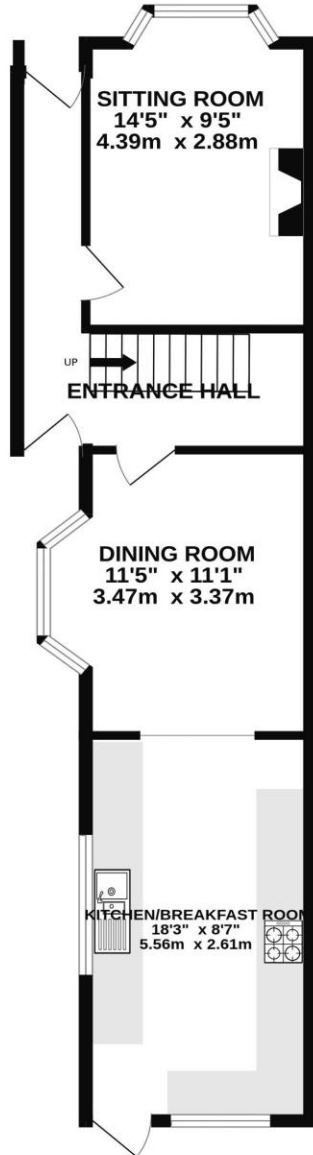
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

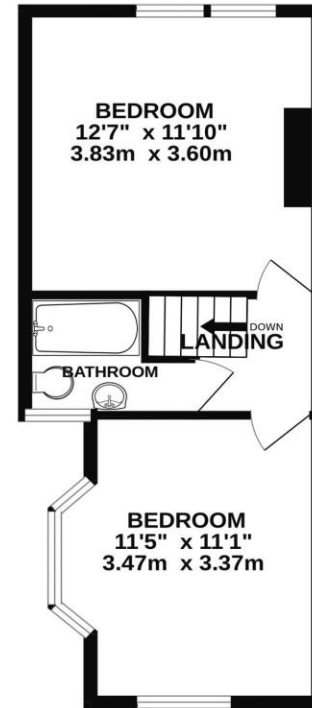




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.